

State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Scott McCallum, Governor
Darrell Bazzell, Secretary
Gloria L. McCutcheon, Regional Director

Southeast region Annex
4041 North Richards
PO Box 12436
Milwaukee, Wisconsin 53212-0436
Telephone 414-229-0800
FAX 414-229-0810

May 7, 2001

Ms. Tami Darling
Brookside Chevrolet
20805 West Capitol Drive
Brookfield, WI 53005

SUBJECT: Final Case Closure, Former Brookside Chevrolet Facility, N47 W28229 Lynn Dale Road, Delafield, WI 530218 FID# 268029190 BRTS# 03-68-004981

Dear Ms. Darling:

On November 2, 1998 you were notified that the Wisconsin Department of Natural Resources Closure Committee had granted conditional closure to this case.

The Department has since received correspondence indicating that you have complied with the conditions of closure. A groundwater use restriction has been filed for the property and all well abandonment forms have been submitted. In addition, annual sampling of the existing water supply well has demonstrated the absence of impacts. Based on the correspondence and data provided, it appears that your site has been remediated to Department standards in accordance with s. NR 726.05, Wis. Adm. Code. Therefore, the Department considers this case closed and no further investigation, remediation or other action is required at this time.

Please be aware that this case may be reopened pursuant to s. NR 726.09, Wis. Adm. Code, if additional information regarding site conditions indicates that contamination on or from the site poses a threat to public health, safety or welfare, or the environment.

The Department appreciates your efforts to restore the environment at this site. If you have any questions regarding this letter, please contact me at the letterhead address or (414) 229-0846.

Sincerely,

James C. Delwiche, P.G.
Hydrogeologist
Bureau for Remediation & Redevelopment

cc: SER Case File
Edmund Buc - Geraghty & Miller



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Tommy G. Thompson, Governor
George E. Meyer, Secretary
Gloria L. McCutchen, Regional Director

Southeast Region Annex
4041 N. Richards Street, Box 12436
Milwaukee, Wisconsin 53212-0436
TELEPHONE 414-229-0800
FAX 414-229-0810

November 2, 1999

Ms. Tami Darling
Brookside Chevrolet
20805 West Capitol Drive
Brookfield, WI 53005

**SUBJECT: Case Closure, Former Brookside Chevrolet, N47 W28229 Lynn Dale Road,
Delafield, WI 53018 FID #268029190 BRRTS #03-68-004981**

Dear Ms. Darling:

In a July 11, 1995, letter the Department of Natural Resources notified you that the degree and extent of petroleum contamination at the above-named site were required to be investigated and remediated. Based on the investigative documentation provided to the Department, it appears that the petroleum contamination has been investigated and remediated in compliance with the requirements of ch. NR 700 Wis. Adm. Code. Therefore the Department of Natural Resources will consider the case "closed," having determined that no further action is necessary at the site at this time. However, the case may be reopened pursuant to s. NR 726.09, Wis. Adm. Code, if additional information regarding site conditions indicates that contamination on or from the site poses a threat to public health, safety or welfare or the environment.

Final case closure will be recorded for this case upon receipt of a groundwater use restriction placed on the property. This is due to groundwater enforcement standard exceedances found in monitoring wells on the site. The restriction is to be placed on the deed for the property and registered with the County Clerk of Courts. It should specify the legal description of the property, the location, type, and concentration of the contaminants and include the following language:

Natural attenuation has been approved by the Department of Natural Resources to remediate groundwater exceeding ch. 140 groundwater standards within the boundaries of this property. Construction of wells where water quality exceeds the drinking water standards in ch. NR809 is restricted by chs. NR811 and NR812. Special well construction standards or water treatment requirements, or both, or well construction prohibitions may apply. Anyone who proposes to construct or reconstruct a well on this property is required to contact the Department of natural Resources' Bureau of Drinking Water and Groundwater to determine what specific requirements are applicable prior to constructing a well on this property.

As a condition of the groundwater use restriction, the private well on the property should be sampled annually for a minimum of two years and analyzed for volatile organic compounds

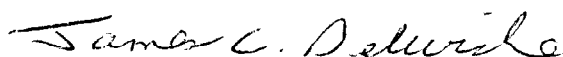
*Quality Natural Resources Management
Through Excellent Customer Service*



(VOCs). If no VOCs are detected after years, then further sampling of the private well will not be required. Within 60 days all remaining groundwater monitoring wells at the site that are not being used for monitoring, should be abandoned in accordance with NR 141. The completed abandonment forms must be submitted to the Department in order for the case to be tracked as closed on the state computer tracking system. If you decide to keep any of the remaining wells for future sampling, they should be maintained and sampled at a minimum annually.

The department appreciates the actions you have taken to restore the environment at this site. If you have any questions about this letter or the site in general, please contact me at the letterhead address or at (414) 229-0846.

Sincerely,

A handwritten signature in cursive script that reads "James C. Delwiche".

James C. Delwiche, P.G.
Hydrogeologist
Remediation & Redevelopment Program

cc: SER Case File

James F. Drought – Arcadis Geraghty & Miller

Groundwater use Restriction

2649262

REGISTER'S OFFICE
WAUKESHA COUNTY, WI
RECORDED ON

05-01-2001 9:35 AM

MICHAEL J. HASSLINGER
REGISTER OF DEEDS

REC. FEE: 10.00
REC. FEE-CO: 4.00
REC. FEE-ST: 2.00
TRAN. FEE:
TRAN. FEE-STATE:
PAID: 4

Recording Area

Name and Return Address

Edmund A. Bue
ARCADIA G+DA
126 West Jefferson Street, Suite 401
Milwaukee, WI 53213

Parcel Identification Number (PIN)

Chel
16
4

This information must be completed by submitter: document title, name & return address, and PIN (if required). Other information such as the granting clauses, legal description, etc. may be placed on this first page of the document or may be placed on additional pages of the document. Note: Use of this cover page adds one page to your documents and \$2.00 to the recording fee. Wisconsin Statutes, 59.517. WRDA 2/96

Groundwater Use Restriction

In Re:

All that part of the Northeast $\frac{1}{4}$ of Section 1, Town 7 North, Range 18 East, Town of Delafield, County of Waukesha, State of Wisconsin, bounded and described as follows:

Commencing at the Northeast corner of said Northeast ¼ of Section 1; thence South 01° 09' 31" East, along the East line of said Northeast ¼ of Section 1, a distance of 14.00 feet to the center line of C.T.H. "JK"; thence continuing South 01° 09' 31" East, 33.497 feet to the point of beginning of the lands to be described; thence continuing South 01° 09' 31" East, 945.021 feet to the Northerly line of U.S. Highway "16"; thence North 74° 12' 19" West, along the Northerly line of U.S. Highway "16", a distance of 1103.590 feet to a point; thence North 62° 53' 44" West, 726.930 feet along said Northerly line of U.S. Highway "16" to a point on the Southerly line of C.T.H. "JK"; thence along said Southerly right of way of C.T.H. "JK", the following courses; thence North 80° 43' 13" East, 990.720 feet to a point; thence North 09° 16' 47" West, 17.000 feet to a point; thence North 80° 43' 13" East, 174.225 feet to a point, thence North 78° 41' 17" East, 553.708 feet to the point of beginning.

Tax Key No. 0721-999

STATE OF WISCONSIN)
) ss
COUNTY OF WAUKESHA)

WHEREAS, Daniel W. Johns and Walter N. Steffen are the owner of the above-described property; and

WHEREAS, one or more petroleum discharges have occurred at this property. Petroleum contaminated groundwater above ch. NR 140, Wis. Adm. Code enforcement standards exists on this property at the following location(s):

Benzene was detected at the following monitoring well in a sample collected on September 11, 1998:

MW-4 43 micrograms per liter ($\mu\text{g/L}$)

WHEREAS, it is the desire and intention of the property owner to impose on the property restrictions which will make it unnecessary to conduct additional soil or groundwater remediation activities on the property at the present time;

WHEREAS, natural attenuation has been approved by the Department of Natural Resources to remediate groundwater exceeding ch. NR 140, Wis. Adm. Code groundwater standards within the boundaries of this property.

WHEREAS, construction of wells where the water quality exceeds the drinking water standards in ch. NR 809, Wis. Adm. Code is restricted by ch. NR 811, Wis. Adm. Code and ch. NR 812, Wis. Adm. Code. Special well construction standards or water treatment requirements, or both, or well construction prohibitions may apply.

NOW THEREFORE, the owner hereby declares that all of the property described above is held and shall be held, conveyed or encumbered, leased, rented, used, occupied and improved subject to the following limitation and restrictions:

Anyone who proposes to construct or reconstruct a well in the area of former Monitoring Well MW-4 is required to contact the Department of Natural Resources' Bureau of Drinking Water and Groundwater, or its successor agency, to determine what specific prohibitions or requirements are applicable and to obtain Department approval, prior to constructing or reconstructing a well in the area of former Monitoring Well MW-4. No well may be constructed or reconstructed in the area of former Monitoring Well MW-4 unless applicable requirements are met.

This restriction is hereby declared to be a covenant running with the land and shall be fully binding upon all persons acquiring the above-described property whether by descent, devise, purchase or otherwise. This restriction benefits and is enforceable by, the Wisconsin Department of Natural Resources, its successors and assigns. The Department, its successors or assigns, may initiate proceedings at law or in equity against any person or persons who violate or are proposing to violate this covenant, to prevent the proposed violation or to recover damages for such violation.

Any person who is or becomes owner of the property described above may request that the Wisconsin Department of Natural Resources or its successor issue a determination that the restrictions set forth in this covenant are no longer required. Upon receipt of such a request, the Wisconsin Department of Natural Resources shall determine whether or not the restrictions contained herein can be extinguished. If the Department determines that the restrictions can be extinguished, an affidavit can be recorded to give notice that this groundwater use restriction is no longer binding.

IN WITNESS WHEREOF, the owner of the property has executed this Groundwater Use Restriction,
this 30th day of Apr, 2021.

Signature: _____

Printed Name: _____

Signature: _____

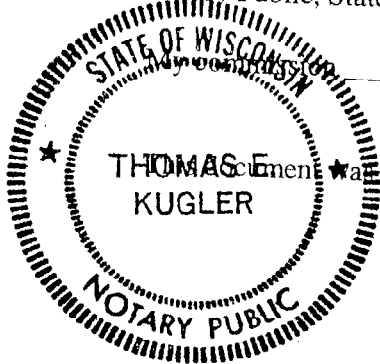
Printed Name: _____

Subscribed and sworn to before me

this 30th day of Apr, 2021.

Notary Public, State of WISCONSIN

17-5-03



Document was reviewed by the Wisconsin Department of Natural Resources.

DRAFTER: ELS

APPROVED:

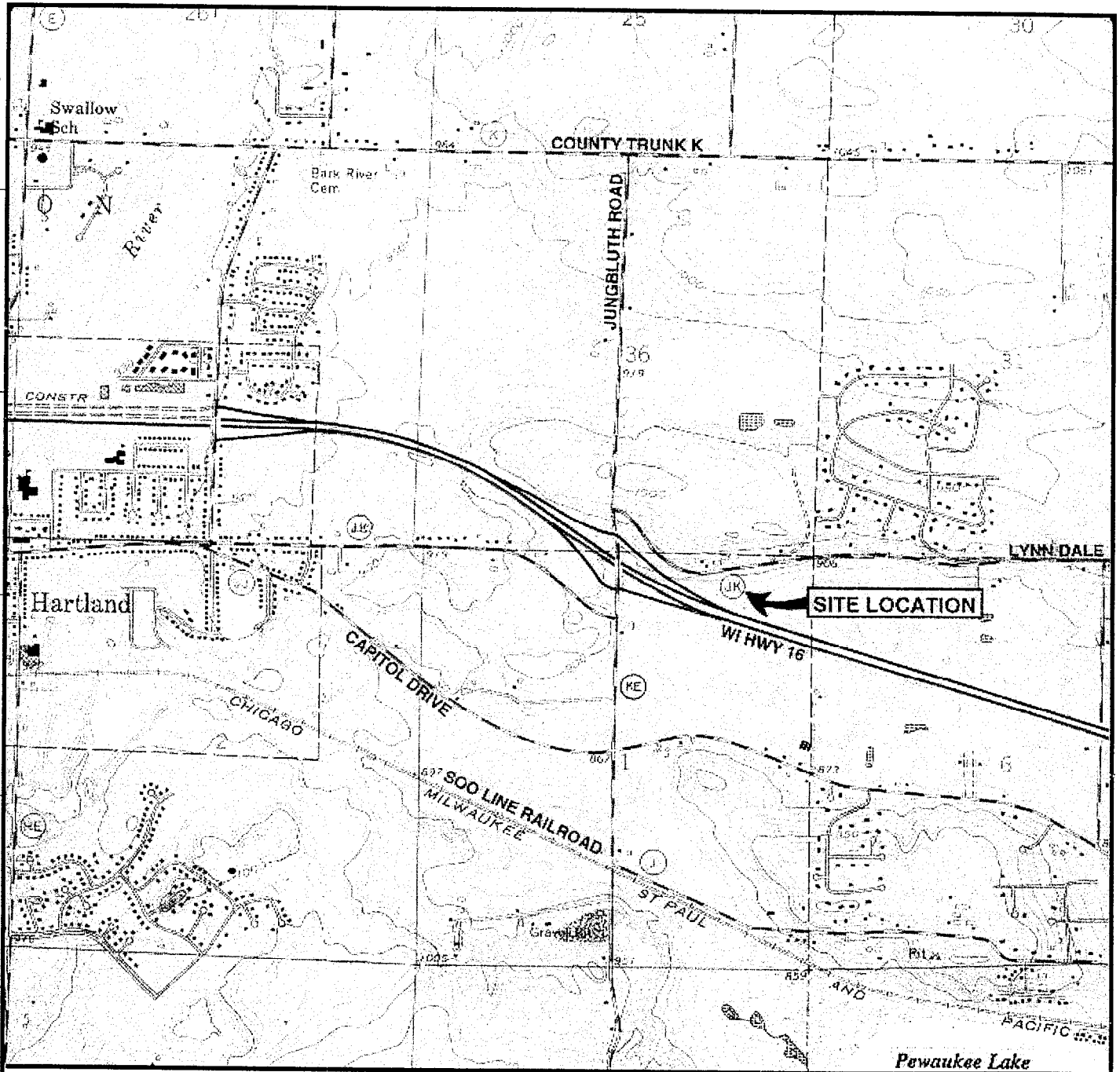
CHECKED: EAB

DRAWING: SITE.LOC.A1

FILE NO.: GRAPHICS

PN: BROOKSIDE\W0593\PECFA

DWG DATE: 02NOV98



GRASS

INGRESS/
EGRESSFORMER
1000-GALLON
GASOLINE USTFORMER
500-GALLON
MOTOR OIL USTFORMER
500-GALLON
WASTE OIL USTBROOKSIDE
CHEVROLET
AUTO PAINTING
AREABROOKSIDE
CHEVROLET
BODY SHOP
AREA

GRASS

ASPHALT
LOT

GRASS

FORMER
FITNESS
FACILITY
(Currently Vacant)POTABLE
WELL LOCATIONEXISTING TREE
AND SHRUB
RETAIL NURSERYBROOKSIDE
CHEVROLET

0 25 50 100

APPROXIMATE SCALE IN FEET

NOTE: USTs removed May 1995



a heidemij company

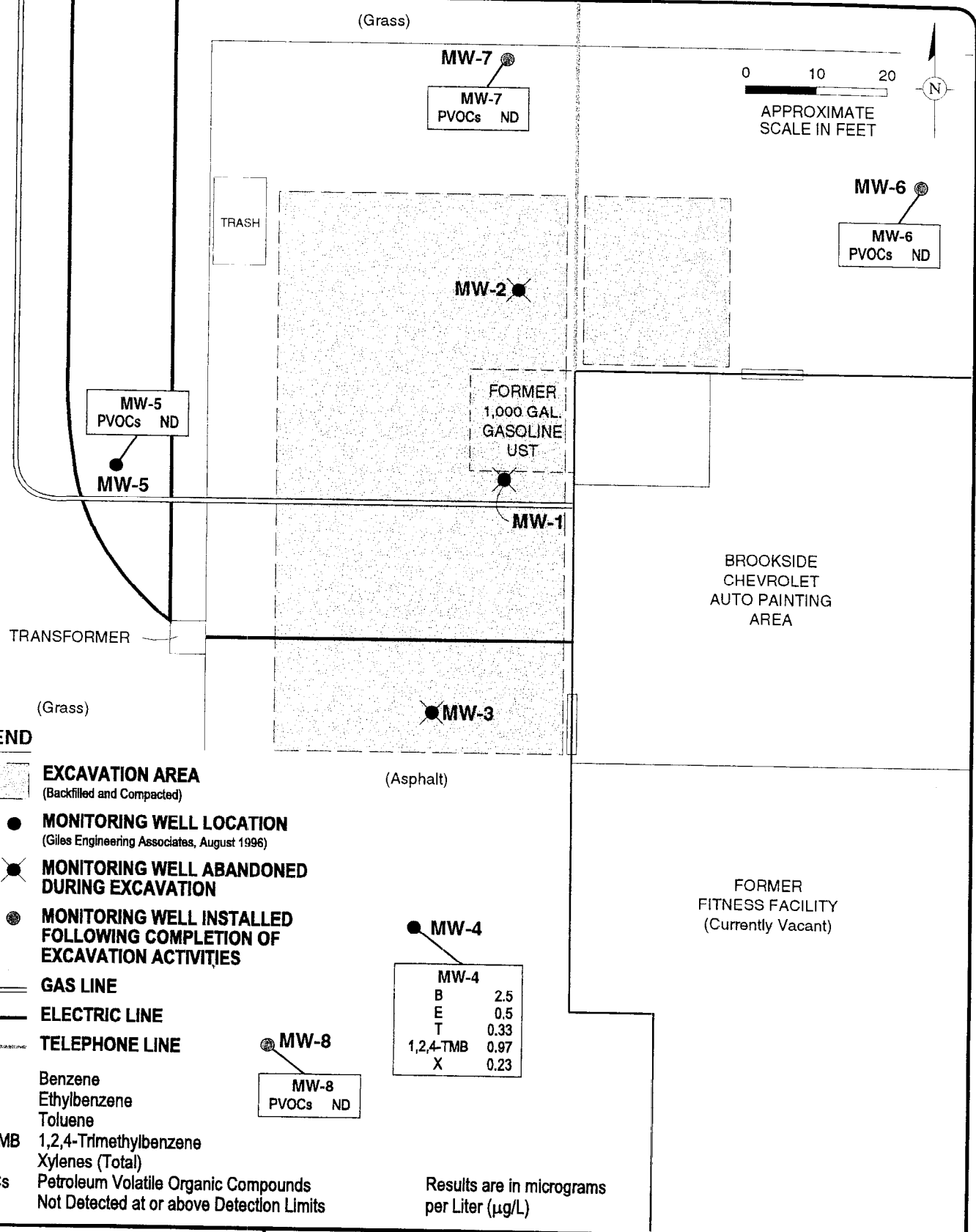
SITE FEATURES

FORMER BROOKSIDE CHEVROLET
DELAFIELD, WISCONSIN

FIGURE

2

DWG DATE: 06APR98
 PN: BROOKSIDE/W/0593
 FILE NO.: PECFA/GRAPHICS
 DRAWING: NEWMW/AL
 CHECKED: BE
 APPROVED:
 DRAFTER: ELS



LEGEND

- EXCAVATION AREA**
(Backfilled and Compacted)
- MW-4** **MONITORING WELL LOCATION**
(Giles Engineering Associates, August 1996)
- MW-1** **MONITORING WELL ABANDONED DURING EXCAVATION**
- MW-6** **MONITORING WELL INSTALLED FOLLOWING COMPLETION OF EXCAVATION ACTIVITIES**
- GAS LINE**
- ELECTRIC LINE**
- TELEPHONE LINE**
- B** Benzene
- E** Ethylbenzene
- T** Toluene
- 1,2,4-TMB** 1,2,4-Trimethylbenzene
- X** Xylenes (Total)
- PVOCs** Petroleum Volatile Organic Compounds
- ND** Not Detected at or above Detection Limits

MW-4

B	2.5
E	0.5
T	0.33
1,2,4-TMB	0.97
X	0.23

MW-8

PVOCs	ND
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Results are in micrograms per Liter (µg/L)



a heidemi| company

**GROUNDWATER ANALYTICAL RESULTS
 SEPTEMBER 11, 1997**

BROOKSIDE CHEVROLET
 DELAFIELD, WISCONSIN

**FIGURE
 4**

DRAFTER: ELS

APPROVED:

CHECKED: BE

DRAWING: GW698.AI

FILE NO.: GRAPHICS

PN: BROOKSIDEW/0593PECFA

DWG DATE: 29OCT98

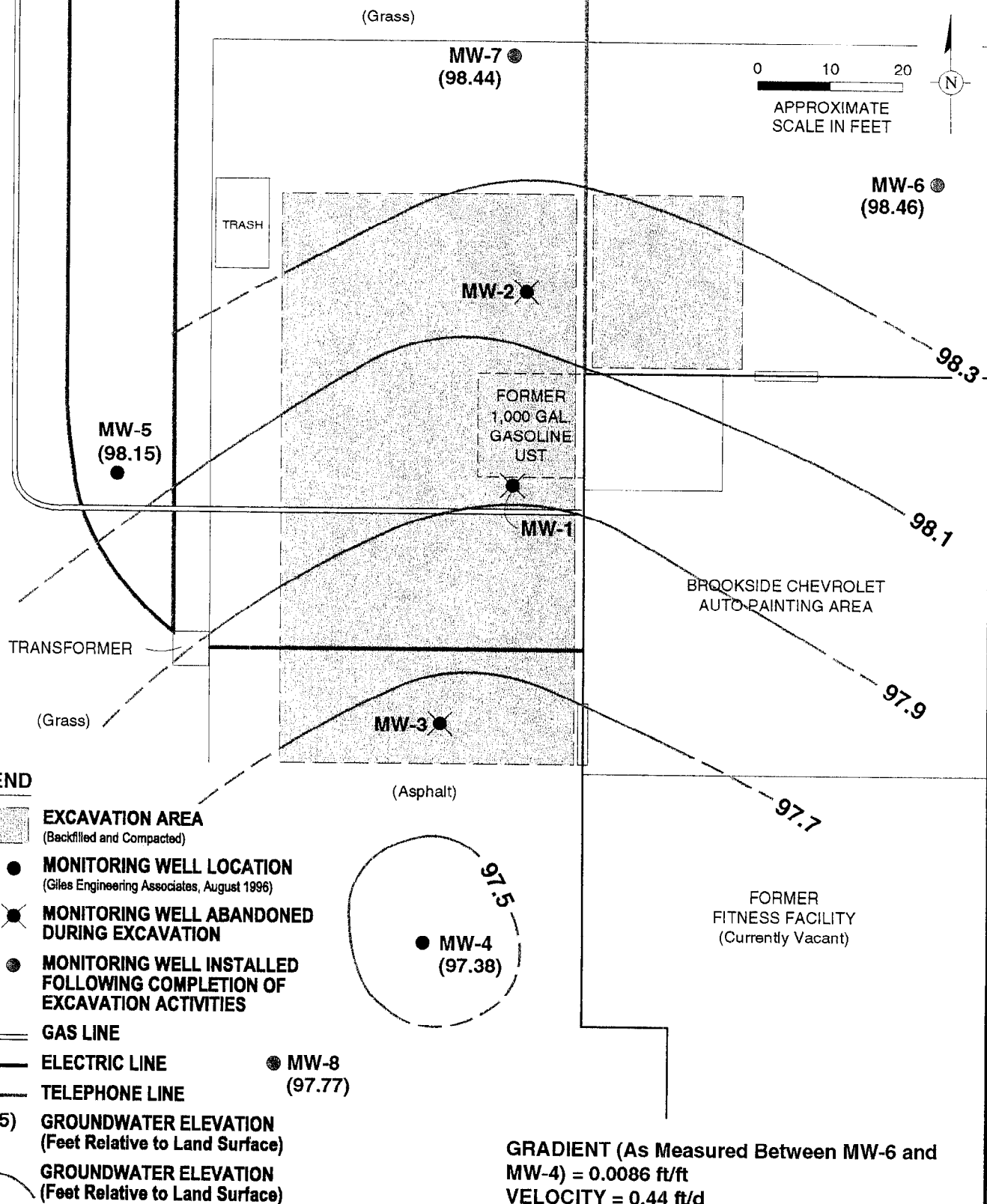


Table 1. Groundwater Analytical Results for Monitoring Wells, Former Brookside Chevrolet Property, Delafield, Wisconsin.

Sample Identification		MW-1	MW-2	MW-3	MW-4			
Sample Date		10/25/96	10/25/96	10/25/96	10/25/96	9/11/97	3/3/98	3/25/98
<u>Organic Constituents</u>								
Benzene	µg/L	820	1200	350	16	2.5	10	3.4
n-Butylbenzene	µg/L	< 10	< 10	< 10	< 1	NA	NA	NA
sec-Butylbenzene	µg/L	19	< 10	< 10	< 1	NA	NA	NA
Ethylbenzene	µg/L	1200	53	1300	7.3	0.5	4.8	1.9
Isopropylbenzene	µg/L	62	< 10	38	3.4	NA	NA	NA
p-Isopropyltoluene	µg/L	35	< 10	< 10	< 1	NA	NA	NA
Naphthalene	µg/L	490	< 10	81	< 1	NA	0.12	0.21
n-Propylbenzene	µg/L	160	< 10	85	1.4	NA	NA	NA
Toluene	µg/L	900	15	50	< 1	0.33	0.45	0.50
1,2,4-Trimethylbenzene	µg/L	2200	< 10	530	5.7	0.97	2.7	0.93
1,3,5-Trimethylbenzene	µg/L	670	< 10	130	< 1	0.29	0.5	0.21
Total Xylene	µg/L	4060	< 20	1950	< 6.5	0.23	0.87	0.69
Gasoline Range Organics	µg/L	19000	1800	7000	180	NA	NA	NA
<u>Inorganic Constituents</u>								
Lead, dissolved	µg/L	< 2	< 2	< 2	2.3	NA	<0.89	NA
Nitrate + Nitrite Nitrogen	mg/L	0.060	0.089	0.080	0.058	0.097	NA	NA
Sulfate	mg/L	< 10	38	< 10	< 10	23	NA	NA
<u>Field Measurements</u>								
Dissolved Oxygen	mg/L	NA	NA	NA	NA	2.41	NA	NA
Ferrous Iron	mg/L	NA	NA	NA	NA	0.32	NA	NA

µg/L Micrograms per liter

mg/L Milligrams per liter

NA Not analyzed for this constituent.

ES Enforcement Standard, as established in Chapter NR140.

PAL Preventive Action Limit, as established in Chapter NR140.

Only those constituents detected during a sample round are presented.

 Constituent concentration exceeds PAL.

 Constituent concentration exceeds ES.

Table 1. Groundwater Analytical Results for Monitoring Wells, Former Brookside Chevrolet Property, Delafield, Wisconsin.

Sample Identification		MW-5			MW-6		MW-7		MW-8		NR140	NR140
Sample Date		10/25/96	9/11/97	3/3/98	9/11/97	3/3/98	9/11/97	3/3/98	9/11/97	3/3/98	ES	PAL
<u>Organic Constituents</u>	<u>Units</u>											
Benzene	µg/L	< 0.6	0.13	<0.10	< 0.13	<0.10	< 0.13	<0.10	< 0.13	<0.10	5	0.5
n-Butylbenzene	µg/L	< 1	NA	NA	NA	NA	NA	NA	NA	NA	NL	NL
sec-Butylbenzene	µg/L	< 1	NA	NA	NA	NA	NA	NA	NA	NA	NL	NL
Ethylbenzene	µg/L	< 1	0.22	<0.25	< 0.22	<0.25	< 0.22	<0.25	< 0.22	<0.25	700	140
Isopropylbenzene	µg/L	< 1	NA	NA	NA	NA	NA	NA	NA	NA	NL	NL
p-Isopropyltoluene	µg/L	< 1	NA	NA	NA	NA	NA	NA	NA	NA	NL	NL
Naphthalene	µg/L	< 1	NA	0.15	NA	0.18	NA	0.18	NA	<0.10	40	8
n-Propylbenzene	µg/L	< 1	NA	NA	NA	NA	NA	NA	NA	NA	NL	NL
Toluene	µg/L	< 1	0.20	0.12	< 0.20	0.14	< 0.20	0.23	< 0.20	0.11	343	68.6
1,2,4-Trimethylbenzene	µg/L	< 1	0.22	<0.10	< 0.22	<0.10	< 0.22	0.12	< 0.22	<0.10	NL	NL
1,3,5-Trimethylbenzene	µg/L	< 1	0.29	<0.10	< 0.29	<0.10	< 0.29	<0.10	< 0.29	<0.10	NL	NL
Total Xylene	µg/L	< 2	0.23	<0.25	< 0.23	<0.25	< 0.23	<0.25	< 0.23	<0.25	620	124
Gasoline Range Organics	µg/L	< 50	NA	NA	NA	NA	NA	NA	NA	NA	NL	NL
<u>Inorganic Constituents</u>												
Lead, dissolved	µg/L	4.0	NA	<0.89	NA	<0.89	NA	<0.89	NA	<0.89	15	1.5
Nitrate + Nitrite Nitrogen	mg/L	0.140	0.74	NA	0.039	NA	0.083	NA	< 0.017	NA	10	2
Sulfate	mg/L	33	47	NA	66	NA	54	NA	64	NA	NL	NL
<u>Field Measurements</u>												
Dissolved Oxygen	mg/L	NA	0.35	NA	2.28	NA	1.18	NA	6.99	NA	NL	NL
Ferrous Iron	mg/L	NA	0.44	NA	0.44	NA	0.2	NA	0.12	NA	NL	NL

µg/L Micrograms per liter

mg/L Milligrams per liter

NA Not analyzed for this constituent.

ES Enforcement Standard, as established in Chapter NR140.

PAL Preventive Action Limit, as established in Chapter NR140.

Only those constituents detected during a sample round are presented.

 Constituent concentration exceeds PAL.

 Constituent concentration exceeds ES.